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O'D REPUBLIC TITLE

When recorded mail to:

City Clerk's Office City of Riverside City Hall, 3900 Main Street Riverside, California 92522

FREE RECORDING
This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee. (Government Code §6103)

▲ 381878

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

NOV 1 5 1995

Recorded in Oblaid Records of Riverside County, California.

1.3900

FOR RECORDER'S OFFICE USE ONLY

Project: California Avenue Extension

Parcel 2

A.P.N. 143-080-023

GRANT DEED

BASIL NAHAB and JULIA VIVIAN NAHAB, husband and wife as community property, as to an undivided one-half interest, and NADI SOLTAN and MUNA SOLTAN (who acquired title as MONA G. SOLTAN), husband and wife as community property, as to an undivided one-half interest, as Grantors, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby grant to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, the real property located in the City of Riverside, County of Riverside, State of California, described as follows:

Those portions of Lot 53 of El Rincon, as shown by map on file in Book 11, Pages 85 and 86 of Maps, records of Riverside County, California, described as follows:

PARCEL 1

All that portion of said Lot 53 lying southeasterly of a line parallel with and distant 39.00 feet northwesterly, as measured at right angles, from the following described line:

COMMENCING at the intersection of the centerline of Polk Street with the centerline of Collett Avenue, as shown by map of Tract No. 6992, on file in Book 88, Pages 5 through 7 of Maps, records of said Riverside County;

THENCE North 33°36′35" West, along said centerline of Polk Avenue, a distance of 14.01 feet to a line parallel with and distant 14.00 feet northerly, as measured at right angles, from the centerline of Collett Avenue as shown by map of La Sierra Gardens, on file in Book 11, Pages 42 through 50 of Maps, records of said Riverside County, and the POINT OF BEGINNING of this line description;

THENCE North 58°34'41" East, along said parallel line, a distance of 38.17 feet to the beginning of a tangent curve concaving northwesterly and having a radius of 800.00 feet;

THENCE northeasterly to the left along said curve through a central angle of 34°51′02" an arc length of 486.61 feet to a point of reverse curvature with a curve concaving southeasterly and having a radius of 800.00 feet; the radial line at said point bears North 66°16′22" West; said point also being a point in the centerline of Hole Avenue as shown by said map of La Sierra Gardens;

THENCE northeasterly to the right along said last mentioned curve through a central angle of 34°11′45" an arc length of 477.76 feet to an intersection with the southwesterly prolongation of that portion of the centerline of California Avenue lying between Lots "L" and "M" all of Tract No. 8006, as shown by map on file in Book 94, Pages 59 through 63 of Maps, records of said Riverside County;

THENCE North 57°55"23" East, along said southwesterly prolongation of the centerline of California Avenue, a distance of 33.94 feet to the centerline of Mobley Avenue as shown by said last mentioned map and the END of this line description;

Area - 12,393.2 square feet.

PARCEL 2

BEGINNING at the point of intersection of the northerly line of Hole Avenue of said El Rincon with the westerly line of the parcel of land hereinabove described as **Parcel 1**; said point being in a non-tangent curve concaving southeasterly, having a radius of 839.00 feet and from which the radius bears South 64°02′05" East;

THENCE northeasterly to the right along said curve and along said westerly line through a central angle of 2°11′27" an arc length of 32.08 feet to a point of cusp with a tangent curve concaving northerly, having a radius of 44.50 feet and from which the radius bears North 61°50′38" West;

THENCE southwesterly to the right along said last mentioned curve through a central angle of 61°26'33" an arc length of 47.72 feet to said northerly line of Hole Avenue;

THENCE South 78°13'54" East, along said northerly line, a distance of 24.85 feet to the POINT OF BEGINNING.

Area - 189.1 square feet;

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Mark S. Brown, L.S. 5655

License Expires 9/30/95

Dated Aug. 31, 1995

BASIL NAHAB

Julia Vivian Nahab

Julia Vivian Nahab

Nadi SOHan

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

V	THE REPORT OF THE PROPERTY OF THE PERSON OF			
State of <u>CALIFORNIA</u>	<u></u>			
County of				
				
On Sept 7 1997 before m	e, ROBERT MACE NOTARY PUBLIC NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"			
DATE	NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"			
personally appeared <u>NAD i Solt Ar</u>	HARP III UHA SOLTAN			
personally known to me - OR - proved to me on the basis of satisfactory evidence				
personally known to me - Off - Espi	to be the person(s) whose name(s) is/are			
	subscribed to the within instrument and ac-			
	knowledged to me that he/she/they executed			
	the same in his/her/their authorized			
	capacity (les), and that by his/her/their			
	signature(s) on the instrument the person(s),			
OFFICIAL SEAL	or the entity upon behalf of which the			
ROBERT MACE	person(9) acted, executed the instrument.			
COMM. NO. 1054097 RIVERSIDE COUNTY				
MY COMM. EXP. MAR 26, 1999	WITNESS my hand and official seal.			
	SIGNATURE OF NOTARY			
0	PTIONAL -			
Though the data below is not required by law, it may pro-	ove valuable to persons relying on the document and could prevent			
fraudulent reattachment of this form.	ove valuable to persons relying on the document and could prevent			
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PARTNER(S) LIMITED GENERAL ATTORNEY-IN-FACT TRUSTEE(S)	3			
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No. 5907

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

3818

State ofCALIFORNIA	_
County of SAN BERNARDINO	-
On <u>AUGUST 31,1995</u> before me,	BARBARA A. TORRES NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"
personally appearedBASIL NAHAB	AND JULIA VIVIAN NAHAB NAME(S) OF SIGNER(S)
GOFFICIAL SEAL) BARBARA A. TORRES NOTARY PUBLIC - CALIFORNIA SAN BERNARDINO COUNTY Ny Comm. Expires Nov. 15, 1995	ed to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal. WITNESS my hand and official seal. TIONAL e valuable to persons relying on the document and could prevent
fraudulent reattachment of this form. CAPACITY CLAIMED BY SIGNER	DESCRIPTION OF ATTACHED DOCUMENT
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SIGNER IS REPRESENTING:	•
NAME OF PERSON(S) OR ENTITY(IES)	

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,	GENERAL ACKNOWLEDGEMENT	OPTIONAL SECTION
State of California County of	}ss	CAPACITY CLAIMED BY SIGNER
On, before m	(name)	() Attorney-in-fact () Corporate Officer(s) Title
a Notary Public in and for said	State, personally appeared	Title
Name(s) of Signer(s) personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the		() Guardian/Conservator () Individual(s) () Trustee(s) () Other
	same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.	() Partner(s) () General () Limited
	WITNESS my hand and official seal.	The party(ies) executing this document is/are representing:
	Signature	

CERTIFICATE OF ACCEPTANCE (Government Code Section 27281)

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

PEROVED AS TO FORM

CITY OF RIVERSIDE

Real Property Services Manager

of the City of Riverside

CAL2.DED

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